

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER 'S LICENSE NUMBER.

WATER LINE EASEMENT

STATE OF TEXAS }
 } KNOW EVERYONE BY THESE PRESENTS:
COUNTY OF GALVESTON }

GRANTOR: MH LEAGUE CITY REALTY LTD, a Texas limited partnership, by MH LEAGUE CITY REALTY GP LLC, its General Partner.

GRANTEE: The City of League City, Texas, a Texas municipal corporation

THAT Grantor, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the sufficiency of which is hereby acknowledged, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY unto Grantee, its successors and assigns, perpetual water line easement rights for the purpose of inspecting, maintaining, or repairing a municipal water line, including all necessary appurtenances, in, on, across, under and through that certain .0702 acre parcel or tract of land more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property").

This conveyance is further made subject to and any and all restrictions, covenants, easements, rights-of-way, encumbrances and mineral or royalty reservations or interest affecting the Property and appearing of record in the Official Public Records of Galveston County, Texas, to the extent that said items and matters are in effect and validly enforceable against the Property; provided, however, Grantor, to the extent that it has the ability to enforce any of said items or matters, agrees that it shall not enforce any of said items or matters in a manner which would prejudice or interfere with Grantee's use of the Property.

Grantee shall have the right to clear all trees and brush and any other obstruction which may interfere with Grantee's full enjoyment of the rights conveyed herein.

Grantor is not making any representations or warranties of any kind or character, express or implied, with respect to the Property, including but not limited to, warranties or representations as to habitability, merchantability, fitness for a particular purpose, zoning, physical, environmental or historical condition(s), utilities, operating history or projections, valuations, governmental approvals, or the compliance of the Property with governmental laws.

TO HAVE AND TO HOLD, subject to the matters set forth herein, together with all and singular the easement rights thereto in anywise belonging unto said Grantee, its successor and assigns, forever.

EXECUTED on this _____ day of _____, 2017.

GRANTOR: MH LEAGUE CITY REALTY LTD, at Texas limited partnership

By: MH LEAGUE CITY REALTY GP LLC,
its General Partner

By: _____
Mac Haik
Managing Member

ACKNOWLEDGMENT

STATE OF TEXAS }
 }
COUNTY OF HARRIS }

This instrument was acknowledged before me on the _____ day of _____, 2017, by Mac Haik, Managing Member of MH League City Realty GP LLC, General Partner of MH League City Realty LTD, a Texas limited partnership, on behalf of said entities.

Notary Public, State of Texas

APPROVED AS TO FORM:

Nghiem Doan, City Attorney

After recording, please return to Grantee:

Attn.: John Lothrop, Assistant Director of Engineering
City of League City
300 West Walker Street
League City, Texas 77573

METES AND BOUNDS DESCRIPTION
0.0702 ACRE
LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE, A-3,
CITY OF LEAGUE CITY,
GALVESTON COUNTY, TEXAS

Being a tract or parcel of land containing 0.0702 acre of land or 3,059 square feet, located in the Stephen F. Austin League, Abstract 3, in the City of League City, Galveston County, Texas, Said 0.0702 acre tract being out of and a part of Lot 1 of Replat of Star Commercial Park, a subdivision duly of record in Volume 2011A, Page 94 in the Map Records of Galveston County (G.C.M.R.), Texas; Said 0.0702 acre tract being more particularly described as follows (bearings based on said the Texas State Plane Coordinate System, South Central Zone NAD83):

COMMENCING at 5/8 inch iron rod with "Gruller" cap set for the northeast corner of aforesaid Lot 1 and the southeast corner of Tract 2 in aforesaid subdivision;

THENCE, coincident the east line of aforesaid Lot 1, South 02 Degrees 55 Minutes 13 Seconds East, a distance of 171.75 feet to the northeast corner and **POINT OF BEGINNING** of the herein described tract, being on the east line of said Lot 1;

THENCE, through and across aforesaid Lot 1 the following three (3) courses:

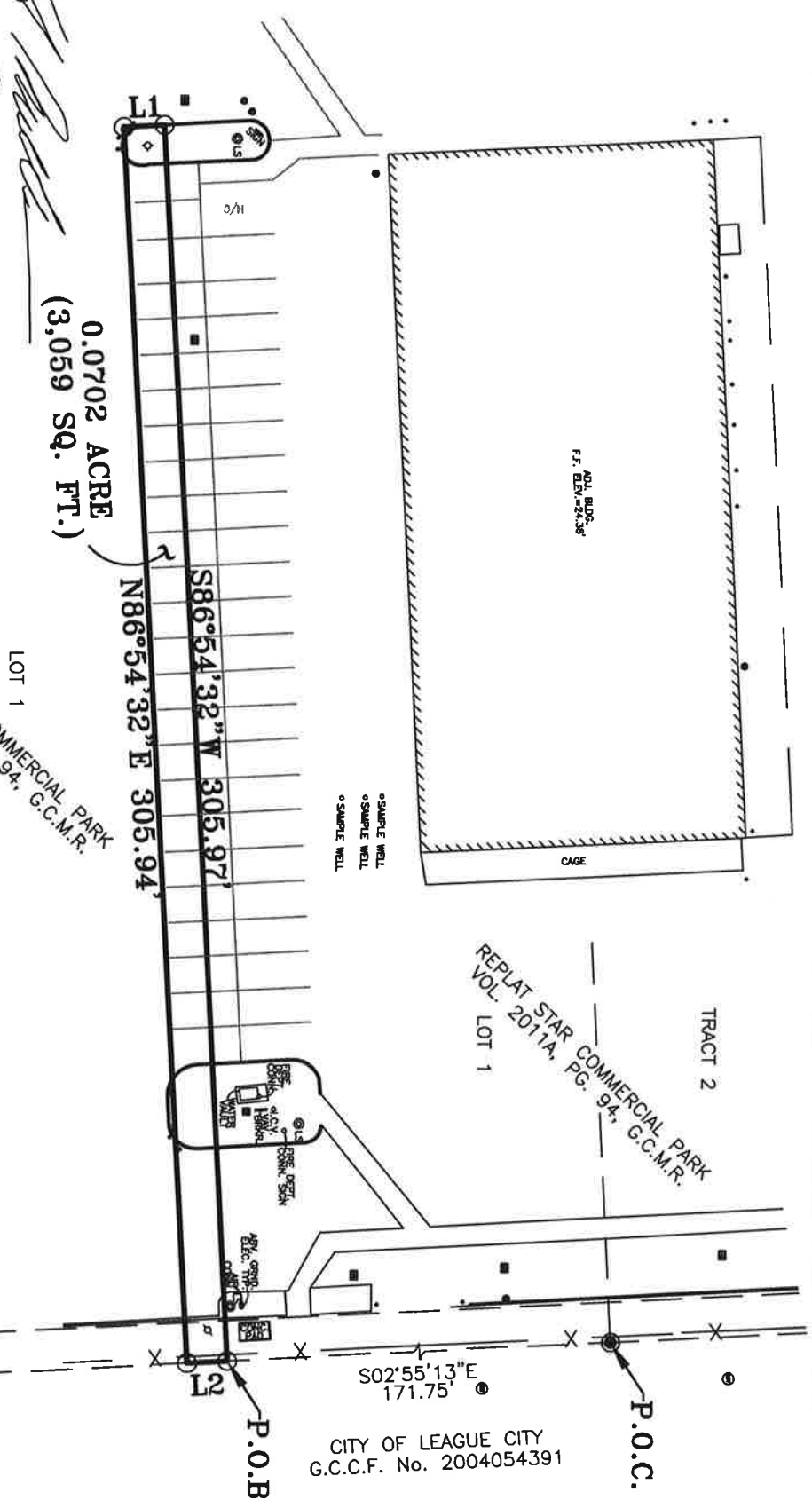
1. South 86 Degrees 54 Minutes 32 Seconds West, a distance of 305.97 feet to the northwest corner of the herein described tract;
2. South 03 Degrees 05 Minutes 28 Seconds East, a distance of 10.00 feet to the southwest corner of the herein described tract;
3. North 86 Degrees 54 Minutes 32 Seconds East, a distance of 305.94 feet to the southeast corner of the herein described tract, being on the east line of aforesaid Lot 1;

THENCE, coincident the east line of aforesaid Lot 1, North 02 Degrees 55 Minutes 13 Seconds West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 0.0702 acre of land.



A handwritten signature in black ink, appearing to read "K. A. Gruller", written in a cursive style.

SCALE 1" = 40'



0.0702 ACRE
(3,059 SQ. FT.)

LOT 1

REPLAT STAR COMMERCIAL PARK
VOL. 2011A, PG. 94, G.C.M.R.

REPLAT STAR COMMERCIAL PARK
VOL. 2011A, PG. 94, G.C.M.R.

TRACT 2

LOT 1

S02°55'13"E
171.75'

CITY OF LEAGUE CITY
G.C.C.F. No. 2004054391

P.O.C.

P.O.B.



LINE	BEARING	DISTANCE
L1	S 03°05'28" E	10.00'
L2	N 02°55'13" W	10.00'

NOTES:

1. The surveyor has abstracted the subject property.
2. This survey was performed without the benefit of a title commitment.
3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.

EXHIBIT OF
A 0.0702 ACRE TRACT
OUT OF AND A PART OF
LOT 1

REPLAT OF STAR
COMMERCIAL PARK
VOL. 2011A, PG. 94, G.C.M.R.
LOCATED IN THE
CITY OF LEAGUE CITY
GALVESTON COUNTY, TEXAS
GRULLER SURVEYING, LLC
PROFESSIONAL LAND SURVEYING
5599 SAN FELIPE, STE. 1420
HOUSTON, TEXAS 77056

PHONE: (713) 333-1466 DATE: 03-31-2017
DWG. NO. 45-1728
SCALE: 1" = 40'